

Main Street

Repton, Derby, DE65 6FB



This chocolate box cottage is set on the edge of the village perfect for those in search of cosy evenings and birdsong filled mornings but with modern conveniences on hand. Beautifully presented throughout with all the original charm you'd expect.

Offers in Excess of £180,000

John German 

Repton is an outstanding south Derbyshire village known for its famous school, pretty period houses and excellent village amenities including local stores and numerous excellent eateries with even more available in the neighbouring village of Willington which also boasts its own train station. The village is well-placed for the nearby centres of Derby, Burton-on-Trent, Ashby-de-la-Zouch with excellent access to the A38, A50 and beyond providing links with Uttoxeter, Nottingham and further afield.

The entrance door opens into the lounge with log burner set within a recessed fireplace with mantle over providing the focal point and along with a beamed ceiling, wood effect panelling and original cottage internal doors, the overall effect is lovely and cosy. There are fitted cupboards either side of the chimney breast providing storage, a fitted carpet and a window to the front.

To the rear is a smart dining kitchen equipped with a range of base and eye level units complemented by granite worksurfaces incorporating a stainless-steel sink and drainer with attractive tiled splashbacks. Integrated appliances include an electric oven, electric hob and extractor hood. There is wood effect flooring, space for a dining table and wide French doors flanked by windows open out onto the decking.

Completing the ground floor accommodation is the bathroom with a modern white suite including a bath with shower over and shower screen and complementary tiled surround. There is a useful under stairs cupboard which houses the gas central heating boiler.

On the first floor is the bedroom suite with a landing providing a generous dressing area with windows to the front and rear. It was originally two rooms with potential to partition this off again to create a box/dressing room if required. The bedroom area itself is generously sized with chimney breast, fitted carpets and a window to the front.

Outside there is a decked patio garden off the kitchen which is ideal for those looking for a low maintenance outdoor space which is south facing with plenty of visiting birds. A gate leads to the shared side entry. The property also has the benefit of a brick-built storage shed.

Note: Planning permission for a rear extension and dormer windows granted to the property directly behind work underway.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Traditional

Parking: None

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band A

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/010324

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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